HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Greater Sudbury CMA

Date Released: First Quarter 2017

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Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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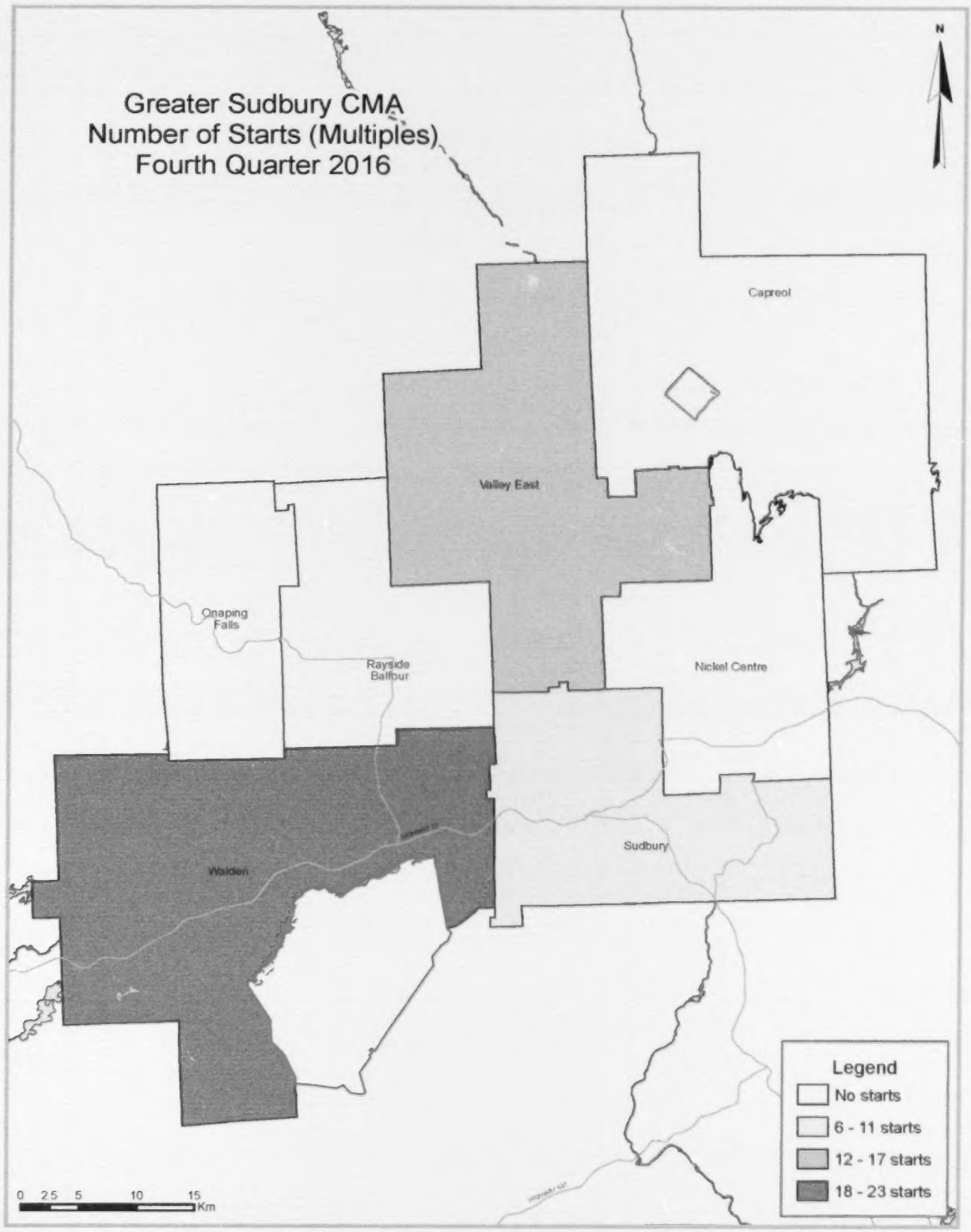
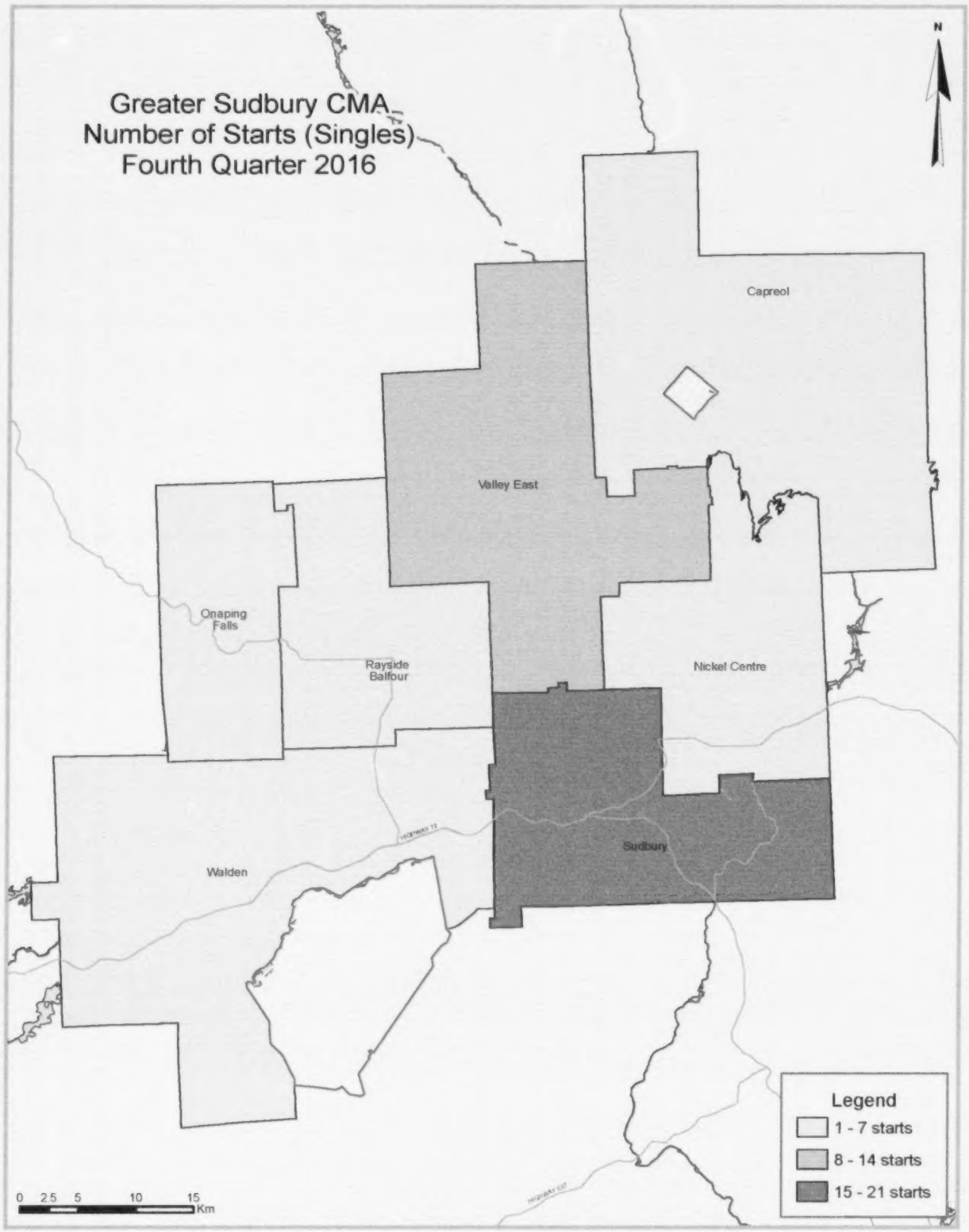
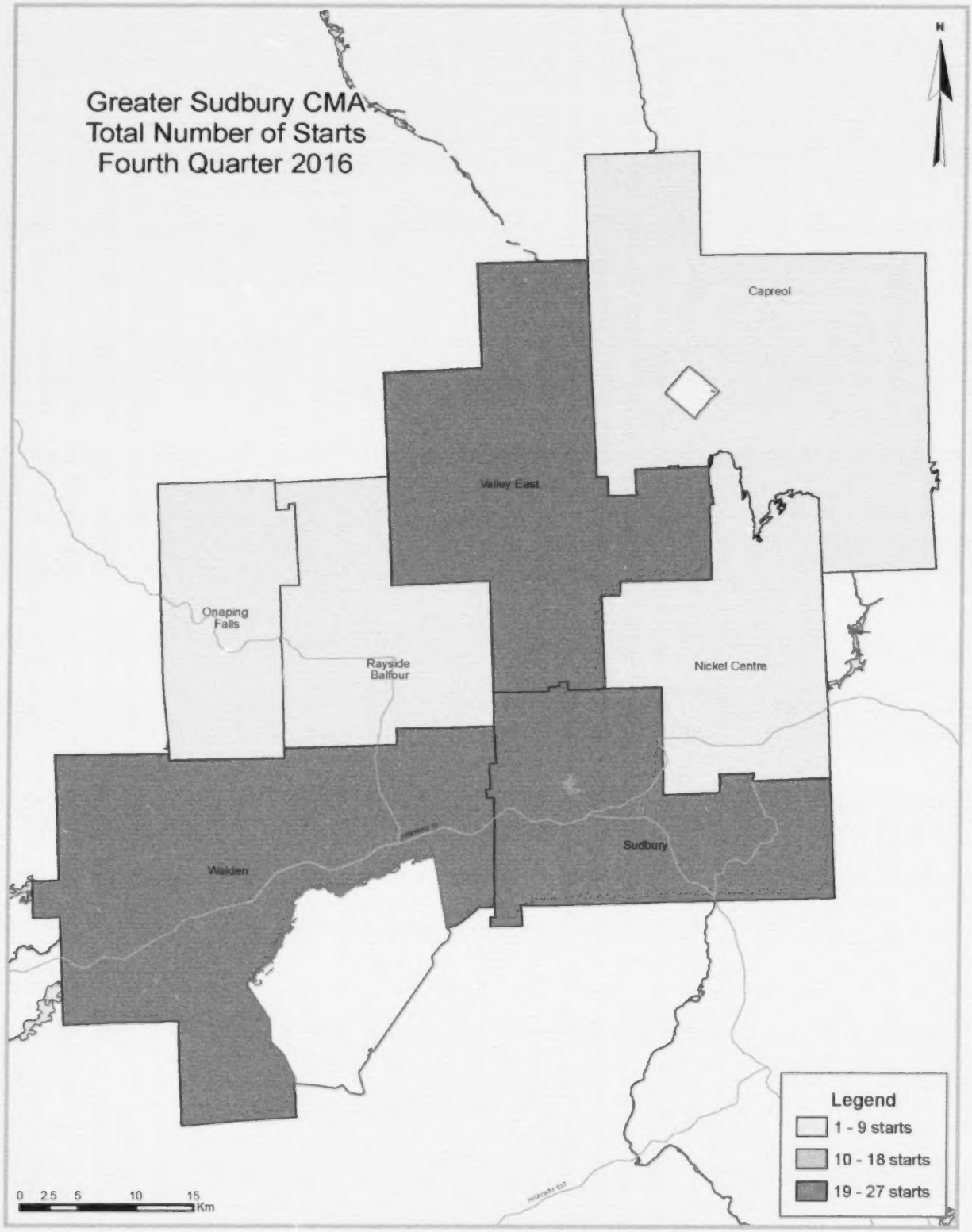
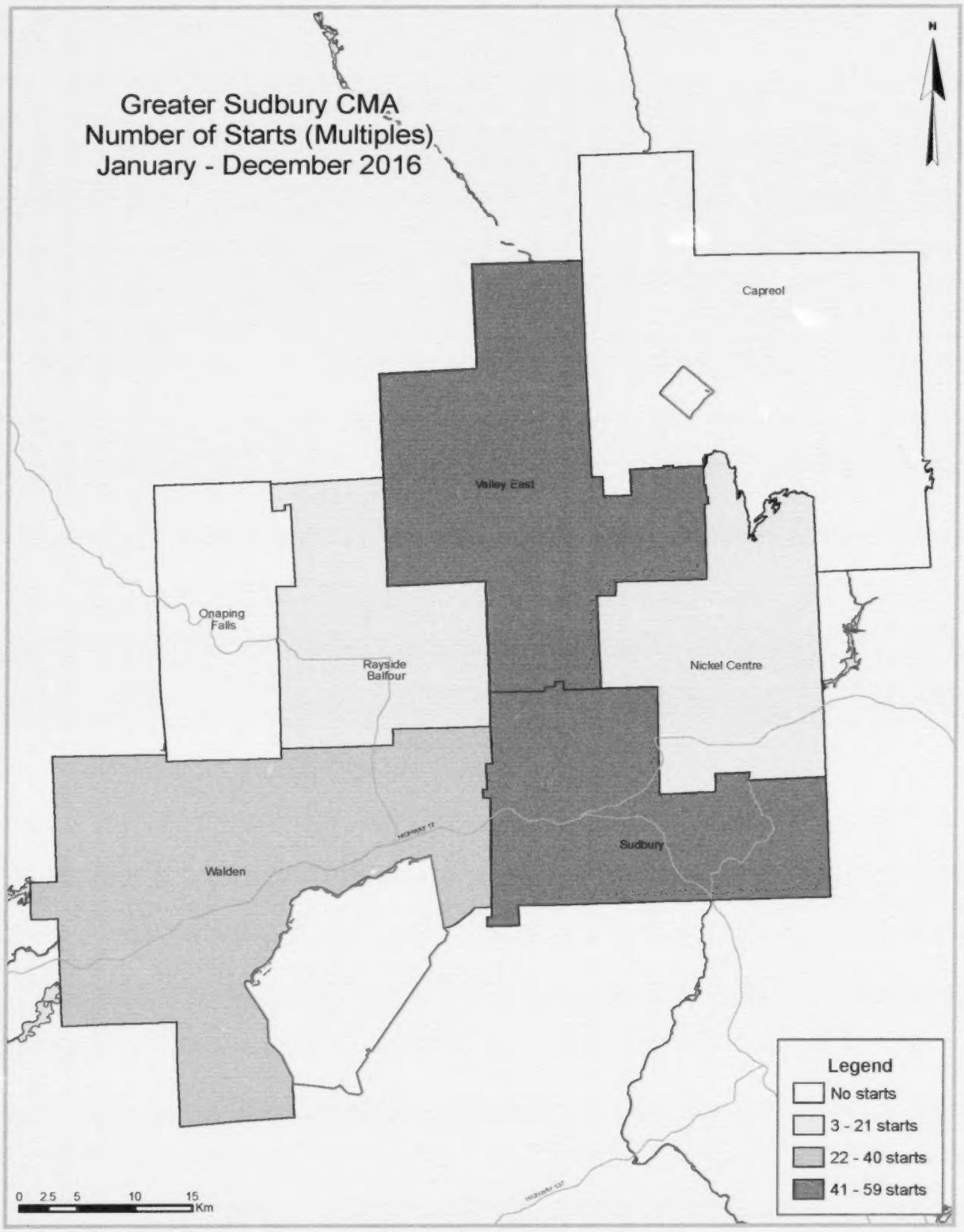
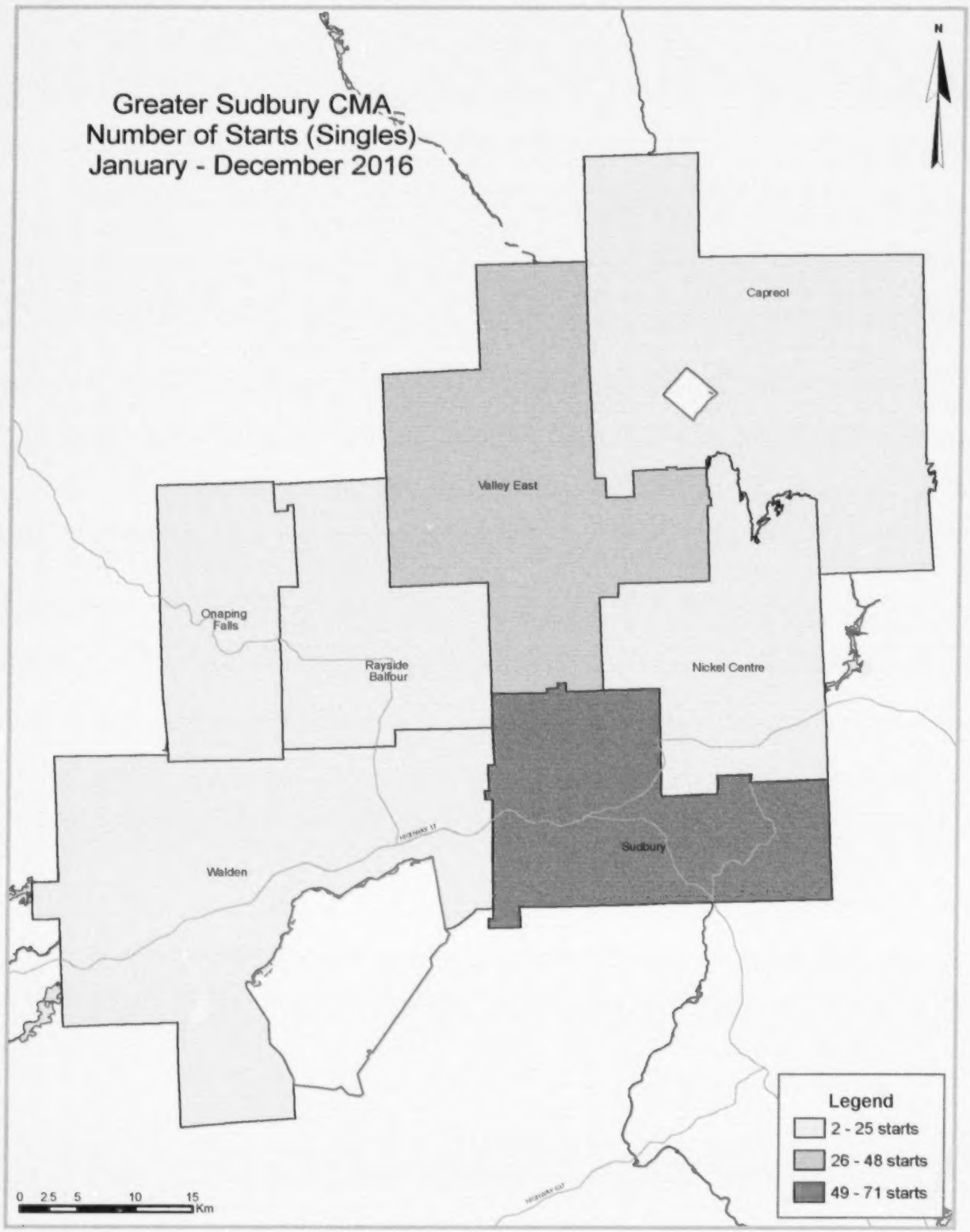
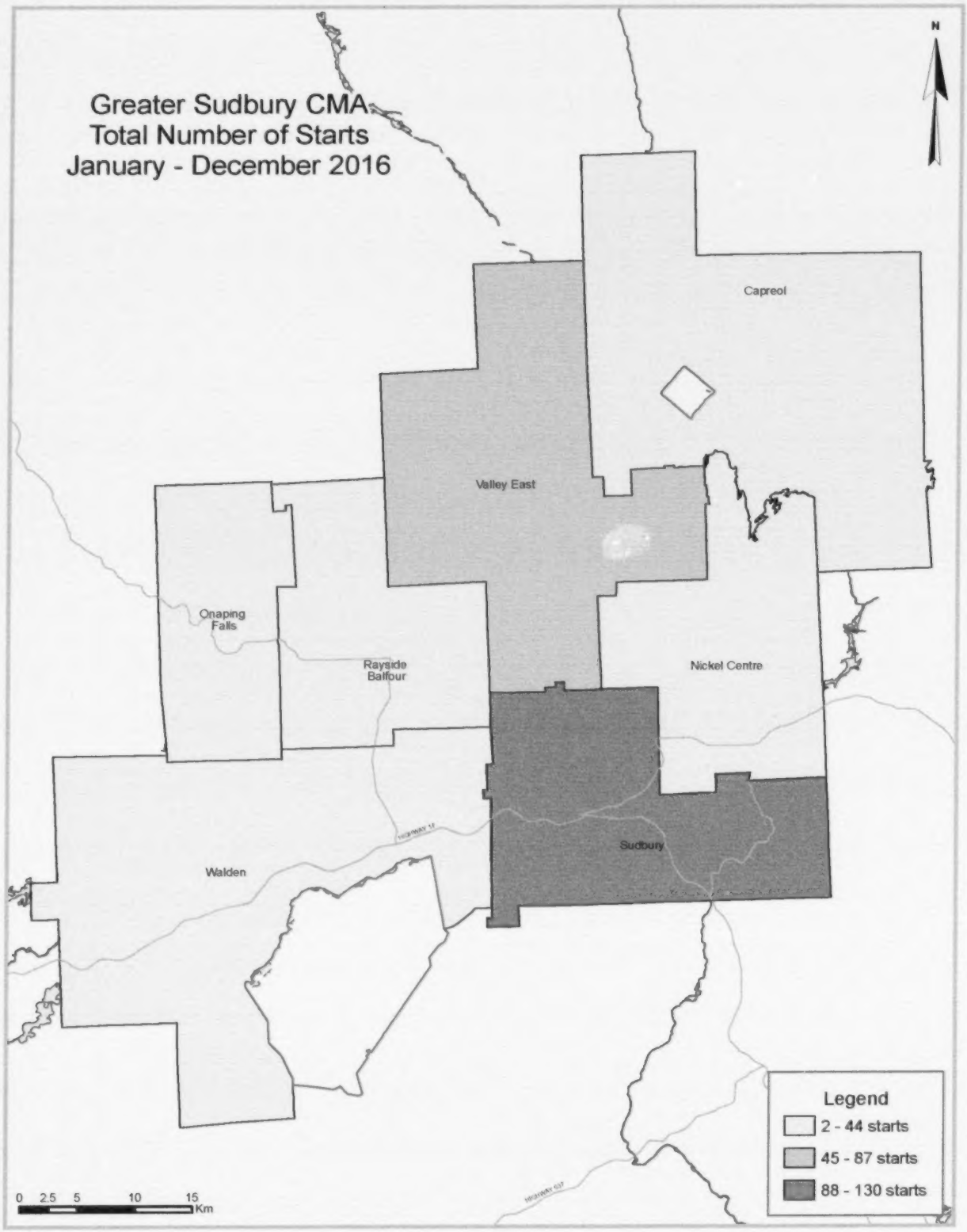

Greater Sudbury CMA
Number of Starts (Multiples)
Fourth Quarter 2016
N
Capreol
Valley East
Onaping Falls
Rayside Balfour
Nickel Centre
Sudbury
Walden
Legend
No starts
6 - 11 starts
12 - 17 starts
18 - 23 starts
0 2.5 5 10 15
Km


Greater Sudbury CMA
Number of Starts (Singles)
Fourth Quarter 2016
N
Capreol
Valley East
Onaping Falls
Rayside Balfour
Nickel Centre
Sudbury
Walden
Legend
1 - 7 starts
8 - 14 starts
15 - 21 starts
0 2.5 5 10 15
Km


Greater Sudbury CMA
Total Number of Starts
Fourth Quarter 2016
N
Capreol
Valley East
Onaping Falls
Rayside Balfour
Nickel Centre
Sudbury
Walden
Legend
1 - 9 starts
10 - 18 starts
19 - 27 starts
0 2.5 5 10 15
Km


Greater Sudbury CMA
Number of Starts (Multiples)
January - December 2016
N
Capreol
Valley East
Onaping Falls
Rayside Balfour
Nickel Centre
Sudbury
Walden
Legend
No starts
3 - 21 starts
22 - 40 starts
41 - 59 starts
0 2.5 5 10 15
Km


Greater Sudbury CMA
Number of Starts (Singles)
January - December 2016
N
Capreol
Valley East
Onaping Falls
Rayside Balfour
Nickel Centre
Sudbury
Walden
Legend
2 - 25 starts
26 - 48 starts
49 - 71 starts
0 2.5 5 10 15
Km


Greater Sudbury CMA
Total Number of Starts
January - December 2016
N
Capreol
Valley East
Onaping Falls
Rayside Balfour
Nickel Centre
Sudbury
Walden
Legend
2 - 44 starts
45 - 87 starts
88 - 130 starts
0 2.5 5 10 15
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) Fourth Quarter 2016								
Greater Sudbury CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2015	2016	Oct. 2016	Nov. 2016	Dec. 2016	Oct. 2016	Nov. 2016	Dec. 2016
Single-Detached	152	158	207	156	294	163	177	200
Multiples	95	131	192	24	276	212	196	232
Total	247	289	399	180	570	375	373	432

	Quarterly SAAR		Actual			YTD		
	2016 Q3	2016 Q4	2015 Q4	2016 Q4	% change	2015 Q4	2016 Q4	% change
Single-Detached	167	156	46	42	-8.7%	152	158	3.9%
Multiples	300	164	43	41	-4.7%	95	131	37.9%
Total	467	320	89	83	-6.7%	247	289	17.0%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Greater Sudbury CMA
Fourth Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q4 2016	42	2	0	0	4	0	0	35	83
Q4 2015	46	16	0	0	14	0	4	9	89
% Change	-8.7	-87.5	n/a	n/a	-71.4	n/a	-100.0	**	-6.7
Year-to-date 2016	158	12	0	0	14	0	35	70	289
Year-to-date 2015	152	28	8	0	32	0	6	21	247
% Change	3.9	-57.1	-100.0	n/a	-56.3	n/a	**	**	17.0
UNDER CONSTRUCTION									
Q4 2016	90	16	6	0	32	0	29	133	306
Q4 2015	95	36	6	0	32	0	11	195	375
% Change	-5.3	-55.6	0.0	n/a	0.0	n/a	163.6	-31.8	-18.4
COMPLETIONS									
Q4 2016	68	8	0	0	10	0	12	66	164
Q4 2015	59	8	0	0	0	0	2	10	79
% Change	15.3	0.0	n/a	n/a	n/a	n/a	**	**	107.6
Year-to-date 2016	162	32	2	0	14	0	19	130	359
Year-to-date 2015	141	22	7	0	0	0	32	25	227
% Change	14.9	45.5	-71.4	n/a	n/a	n/a	-40.6	**	58.1
COMPLETED & NOT ABSORBED									
Q4 2016	18	6	7	0	0	0	n/a	n/a	31
Q4 2015	13	1	7	0	0	0	n/a	n/a	21
% Change	38.5	**	0.0	n/a	n/a	n/a	n/a	n/a	47.6
ABSORBED									
Q4 2016	63	5	0	0	10	0	n/a	n/a	78
Q4 2015	49	7	0	0	0	0	n/a	n/a	56
% Change	28.6	-28.6	n/a	n/a	n/a	n/a	n/a	n/a	39.3
Year-to-date 2016	157	27	2	0	14	0	n/a	n/a	200
Year-to-date 2015	133	21	0	0	0	0	n/a	n/a	154
% Change	18.0	28.6	n/a	n/a	n/a	n/a	n/a	n/a	29.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Greater Sudbury CMA									
Q4 2016	42	2	0	0	4	0	0	35	83
Q4 2015	46	16	0	0	14	0	4	9	89
North Bay									
Q4 2016	25	2	0	0	0	0	0	0	27
Q4 2015	28	4	0	0	0	0	0	0	32
Sault Ste. Marie									
Q4 2016	11	6	0	0	0	0	0	0	17
Q4 2015	9	4	0	0	0	0	0	85	98
Timmins									
Q4 2016	6	0	0	0	0	0	10	0	16
Q4 2015	2	0	0	0	0	0	0	0	2
Elliot Lake									
Q4 2016	0	0	0	0	0	0	0	0	0
Q4 2015	0	0	0	0	0	0	0	0	0
Temiskaming Shores									
Q4 2016	4	0	0	0	0	0	0	0	4
Q4 2015	6	0	0	0	0	0	0	0	6
West Nipissing									
Q4 2016	5	0	0	0	0	0	0	0	5
Q4 2015	7	2	0	0	0	0	0	0	9
UNDER CONSTRUCTION									
Greater Sudbury CMA									
Q4 2016	90	16	6	0	32	0	29	133	306
Q4 2015	95	36	6	0	32	0	11	195	375
North Bay									
Q4 2016	55	10	0	0	0	0	4	9	78
Q4 2015	54	6	3	0	0	0	0	7	70
Sault Ste. Marie									
Q4 2016	33	6	9	0	0	0	5	103	156
Q4 2015	50	8	7	0	0	0	0	85	150
Timmins									
Q4 2016	5	0	0	0	0	0	10	0	15
Q4 2015	7	0	0	0	0	0	0	8	15
Elliot Lake									
Q4 2016	0	0	0	0	0	0	0	0	0
Q4 2015	0	0	0	0	0	0	0	0	0
Temiskaming Shores									
Q4 2016	5	0	0	0	0	0	0	0	5
Q4 2015	5	0	0	0	0	0	0	0	5
West Nipissing									
Q4 2016	6	2	0	0	0	0	0	0	8
Q4 2015	12	2	0	0	0	0	0	0	14

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket, Fourth Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Greater Sudbury CMA									
Q4 2016	68	8	0	0	10	0	12	66	164
Q4 2015	59	8	0	0	0	0	2	10	79
North Bay									
Q4 2016	16	0	0	0	0	0	0	0	16
Q4 2015	24	0	0	0	0	0	0	4	28
Sault Ste. Marie									
Q4 2016	18	2	0	0	0	0	9	0	29
Q4 2015	17	4	0	0	0	0	0	49	70
Timmins									
Q4 2016	3	0	0	0	0	0	0	0	3
Q4 2015	3	0	0	0	0	0	0	0	3
Elliot Lake									
Q4 2016	0	0	0	0	0	0	0	0	0
Q4 2015	0	0	0	0	0	0	0	0	0
Temiskaming Shores									
Q4 2016	5	0	0	0	0	0	0	0	5
Q4 2015	6	0	0	0	0	0	0	0	6
West Nipissing									
Q4 2016	7	2	0	0	0	0	0	0	9
Q4 2015	8	2	0	0	0	0	0	0	10
COMPLETED & NOT ABSORBED									
Greater Sudbury CMA									
Q4 2016	18	6	7	0	0	0	n/a	n/a	31
Q4 2015	13	1	7	0	0	0	n/a	n/a	21
North Bay									
Q4 2016	1	0	0	0	0	0	n/a	n/a	1
Q4 2015	1	0	0	0	0	0	n/a	n/a	1
Sault Ste. Marie									
Q4 2016	4	0	3	0	0	0	n/a	n/a	7
Q4 2015	9	5	1	0	0	0	n/a	n/a	15
Timmins									
Q4 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q4 2015	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Elliot Lake									
Q4 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q4 2015	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Temiskaming Shores									
Q4 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q4 2015	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
West Nipissing									
Q4 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q4 2015	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Greater Sudbury CMA									
Q4 2016	63	5	0	0	10	0	n/a	n/a	78
Q4 2015	49	7	0	0	0	0	n/a	n/a	56
North Bay									
Q4 2016	16	0	0	0	0	0	n/a	n/a	16
Q4 2015	26	0	0	0	0	0	n/a	n/a	26
Sault Ste. Marie									
Q4 2016	21	0	0	0	0	0	n/a	n/a	21
Q4 2015	17	1	0	0	0	0	n/a	n/a	18
Timmins									
Q4 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q4 2015	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Elliot Lake									
Q4 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q4 2015	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Temiskaming Shores									
Q4 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q4 2015	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
West Nipissing									
Q4 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q4 2015	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts
Greater Sudbury CMA
2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	158	12	0	0	14	0	35	70	289
% Change	3.9	-57.1	-100.0	n/a	-56.3	n/a	**	**	17.0
2015	152	28	8	0	32	0	6	21	247
% Change	-11.6	-12.5	14.3	n/a	n/a	n/a	-83.8	-8.7	-8.9
2014	172	32	7	0	0	0	37	23	271
% Change	-17.3	14.3	75.0	n/a	n/a	n/a	**	-87.5	-37.1
2013	208	28	4	0	0	0	7	184	431
% Change	-29.3	-41.7	n/a	n/a	-100.0	-100.0	-50.0	38.3	-19.6
2012	294	48	0	0	15	32	14	133	536
% Change	-8.4	20.0	n/a	n/a	-25.0	**	-58.8	-18.4	-9.9
2011	321	40	0	0	20	8	34	163	595
% Change	-13.0	**	n/a	n/a	n/a	-46.7	36.0	0.6	3.5
2010	369	4	0	0	0	15	25	162	575
% Change	64.7	-50.0	n/a	n/a	n/a	-44.4	-66.2	38.5	27.8
2009	224	8	0	0	0	27	74	117	450
% Change	-52.2	-75.0	-100.0	n/a	n/a	n/a	**	**	-17.1
2008	469	32	11	0	0	0	8	23	543
% Change	-8.8	23.1	n/a	n/a	-100.0	n/a	33.3	187.5	-7.5
2007	514	26	0	0	33	0	6	8	587

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Fourth Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	% Change
Greater Sudbury CMA	42	46	2	16	4	18	35	9	83	89	-6.7
Capreol Town	1	1	0	0	0	0	0	0	1	1	0.0
Nickel Centre Town	3	2	0	2	0	0	0	0	3	4	-25.0
Onaping Falls Town	1	0	0	0	0	0	0	0	1	0	n/a
Rayside-Balfour Town	4	8	0	0	0	0	0	0	4	8	-50.0
Sudbury City	21	22	2	14	4	18	0	7	27	61	-55.7
Valley East Town	10	10	0	0	0	0	12	2	22	12	83.3
Walden Town	2	3	0	0	0	0	23	0	25	3	**
North Bay	25	28	2	4	0	0	0	0	27	32	-15.6
Sault Ste. Marie	11	9	6	4	0	0	0	85	17	98	-82.7
Timmins	6	2	0	0	10	0	0	0	16	2	**
Elliot Lake	0	0	0	0	0	0	0	0	0	0	n/a
Temiskaming Shores	4	6	0	0	0	0	0	0	4	6	-33.3
West Nipissing	5	7	0	2	0	0	0	0	5	9	-44.4

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Greater Sudbury CMA	158	152	16	30	45	42	70	23	289	247	17.0
Capreol Town	2	2	0	0	0	0	0	0	2	2	0.0
Nickel Centre Town	8	10	0	2	3	0	0	0	11	12	-8.3
Onaping Falls Town	4	3	0	0	0	0	0	0	4	3	33.3
Rayside-Balfour Town	24	30	4	2	0	0	0	2	28	34	-17.6
Sudbury City	71	66	8	26	18	42	33	11	130	145	-10.3
Valley East Town	32	31	4	0	24	0	14	10	74	41	80.5
Walden Town	17	10	0	0	0	0	23	0	40	10	**
North Bay	51	60	6	6	4	0	9	3	70	69	1.4
Sault Ste. Marie	50	58	8	8	23	7	18	85	99	158	-37.3
Timmins	13	17	0	0	10	0	0	8	23	25	-8.0
Elliot Lake	1	0	0	0	0	0	0	0	1	0	n/a
Temiskaming Shores	28	10	0	0	0	0	0	0	28	10	180.0
West Nipissing	24	24	6	4	0	0	0	0	30	28	7.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Fourth Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
Greater Sudbury CMA	4	14	0	4	0	0	35	9
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	0	0	0	0	0	0	0	0
Onaping Falls Town	0	0	0	0	0	0	0	0
Rayside-Balfour Town	0	0	0	0	0	0	0	0
Sudbury City	4	14	0	4	0	0	0	7
Valley East Town	0	0	0	0	0	0	12	2
Walden Town	0	0	0	0	0	0	23	0
North Bay	0	0	0	0	0	0	0	0
Sault Ste. Marie	0	0	0	0	0	0	0	85
Timmins	0	0	10	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Greater Sudbury CMA	14	38	31	4	0	2	70	21
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	0	0	3	0	0	0	0	0
Onaping Falls Town	0	0	0	0	0	0	0	0
Rayside-Balfour Town	0	0	0	0	0	0	0	2
Sudbury City	14	38	4	4	0	0	33	11
Valley East Town	0	0	24	0	0	2	14	8
Walden Town	0	0	0	0	0	0	23	0
North Bay	0	0	4	0	0	0	9	3
Sault Ste. Marie	9	7	14	0	0	0	18	85
Timmins	0	0	10	0	0	0	0	8
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Fourth Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
Greater Sudbury CMA	44	62	4	14	35	13	83	89
Capreol Town	1	1	0	0	0	0	1	1
Nickel Centre Town	3	4	0	0	0	0	3	4
Onaping Falls Town	1	0	0	0	0	0	1	0
Rayside-Balfour Town	4	8	0	0	0	0	4	8
Sudbury City	23	36	4	14	0	11	27	61
Valley East Town	10	10	0	0	12	2	22	12
Walden Town	2	3	0	0	23	0	25	3
North Bay	27	32	0	0	0	0	27	32
Sault Ste. Marie	17	13	0	0	0	85	17	98
Timmins	6	2	0	0	10	0	16	2
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	4	6	0	0	0	0	4	6
West Nipissing	5	9	0	0	0	0	5	9

Table 2.5: Starts by Submarket and by Intended Market
January - December 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Greater Sudbury CMA	170	188	14	32	105	27	289	247
Capreol Town	2	2	0	0	0	0	2	2
Nickel Centre Town	8	12	0	0	3	0	11	12
Onaping Falls Town	4	3	0	0	0	0	4	3
Rayside-Balfour Town	26	30	0	0	2	4	28	34
Sudbury City	79	98	14	32	37	15	130	145
Valley East Town	34	33	0	0	40	8	74	41
Walden Town	17	10	0	0	23	0	40	10
North Bay	57	66	0	0	13	3	70	69
Sault Ste. Marie	67	72	0	1	32	85	99	158
Timmins	13	17	0	0	10	8	23	25
Elliot Lake	1	0	0	0	0	0	1	0
Temiskaming Shores	28	10	0	0	0	0	28	10
West Nipissing	30	28	0	0	0	0	30	28

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type Fourth Quarter 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	% Change
Greater Sudbury CMA	68	59	8	10	22	0	66	10	164	79	107.6
Capreol Town	2	0	0	0	0	0	0	0	2	0	n/a
Nickel Centre Town	3	3	0	0	0	0	0	0	3	3	0.0
Onaping Falls Town	0	2	0	0	0	0	0	0	0	2	-100.0
Rayside-Balfour Town	11	17	0	2	0	0	0	0	11	19	-42.1
Sudbury City	27	24	6	8	10	0	66	4	109	36	**
Valley East Town	14	8	2	0	12	0	0	6	28	14	100.0
Walden Town	11	5	0	0	0	0	0	0	11	5	120.0
North Bay	16	24	0	0	0	0	0	4	16	28	-42.9
Sault Ste. Marie	18	17	2	4	9	0	0	49	29	70	-58.6
Timmins	3	3	0	0	0	0	0	0	3	3	0.0
Elliot Lake	0	0	0	0	0	0	0	0	0	0	n/a
Temiskaming Shores	5	6	0	0	0	0	0	0	5	6	-16.7
West Nipissing	7	8	2	2	0	0	0	0	9	10	-10.0

Table 3.1: Completions by Submarket and by Dwelling Type January - December 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Greater Sudbury CMA	162	141	32	28	33	33	132	25	359	227	58.1
Capreol Town	3	2	0	0	0	0	0	0	3	2	50.0
Nickel Centre Town	9	11	4	2	0	0	0	3	13	16	-18.8
Onaping Falls Town	2	3	0	0	0	7	0	0	2	10	-80.0
Rayside-Balfour Town	27	28	0	6	3	18	2	0	32	52	-38.5
Sudbury City	73	62	26	18	18	4	126	8	243	92	164.1
Valley East Town	31	27	2	2	12	4	4	14	49	47	4.3
Walden Town	17	8	0	0	0	0	0	0	17	8	112.5
North Bay	47	54	4	0	3	3	7	4	61	61	0.0
Sault Ste. Marie	67	79	10	8	16	25	0	53	93	165	-43.6
Timmins	15	19	0	0	0	0	8	44	23	63	-63.5
Elliot Lake	1	0	0	0	0	0	0	0	1	0	n/a
Temiskaming Shores	28	12	0	0	0	0	0	0	28	12	133.3
West Nipissing	30	15	6	6	0	0	0	0	36	21	71.4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Fourth Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
Greater Sudbury CMA	10	0	12	0	0	0	66	10
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	0	0	0	0	0	0	0	0
Onaping Falls Town	0	0	0	0	0	0	0	0
Rayside-Balfour Town	0	0	0	0	0	0	0	0
Sudbury City	10	0	0	0	0	0	66	4
Valley East Town	0	0	12	0	0	0	0	6
Walden Town	0	0	0	0	0	0	0	0
North Bay	0	0	0	0	0	0	0	4
Sault Ste. Marie	0	0	9	0	0	0	0	49
Timmins	0	0	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Greater Sudbury CMA	14	7	19	26	2	0	130	25
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	0	0	0	0	0	0	0	3
Onaping Falls Town	0	7	0	0	0	0	0	0
Rayside-Balfour Town	0	0	3	18	0	0	2	0
Sudbury City	14	0	4	4	0	0	126	8
Valley East Town	0	0	12	4	2	0	2	14
Walden Town	0	0	0	0	0	0	0	0
North Bay	3	3	0	0	0	0	7	4
Sault Ste. Marie	3	10	13	15	0	0	0	53
Timmins	0	0	0	0	0	0	8	44
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Fourth Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
Greater Sudbury CMA	76	67	10	0	78	12	164	79
Capreol Town	2	0	0	0	0	0	2	0
Nickel Centre Town	3	3	0	0	0	0	3	3
Onaping Falls Town	0	2	0	0	0	0	0	2
Rayside-Balfour Town	11	17	0	0	0	2	11	19
Sudbury City	33	32	10	0	66	4	109	36
Valley East Town	16	8	0	0	12	6	28	14
Walden Town	11	5	0	0	0	0	11	5
North Bay	16	24	0	0	0	4	16	28
Sault Ste. Marie	20	21	0	0	9	49	29	70
Timmins	3	3	0	0	0	0	3	3
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	5	6	0	0	0	0	5	6
West Nipissing	9	10	0	0	0	0	9	10

Table 3.5: Completions by Submarket and by Intended Market
January - December 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Greater Sudbury CMA	196	170	14	0	149	57	359	227
Capreol Town	3	2	0	0	0	0	3	2
Nickel Centre Town	13	13	0	0	0	3	13	16
Onaping Falls Town	2	10	0	0	0	0	2	10
Rayside-Balfour Town	27	28	0	0	5	24	32	52
Sudbury City	99	80	14	0	130	12	243	92
Valley East Town	35	29	0	0	14	18	49	47
Walden Town	17	8	0	0	0	0	17	8
North Bay	54	57	0	0	7	4	61	61
Sault Ste. Marie	78	94	0	1	15	70	93	165
Timmins	15	19	0	0	8	44	23	63
Elliot Lake	1	0	0	0	0	0	1	0
Temiskaming Shores	28	12	0	0	0	0	28	12
West Nipissing	36	21	0	0	0	0	36	21

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Fourth Quarter 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $449,999		$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Greater Sudbury CMA													
Q4 2016	0	0.0	1	4.8	6	28.6	3	14.3	11	52.4	21	520,000	543,472
Q4 2015	0	0.0	0	0.0	3	15.0	8	40.0	9	45.0	20	435,000	451,250
Year-to-date 2016	0	0.0	4	5.3	15	19.7	14	18.4	43	56.6	76	500,000	502,351
Year-to-date 2015	2	2.8	7	9.9	16	22.5	16	22.5	30	42.3	71	430,000	444,891
North Bay													
Q4 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q4 2015	0	0.0	1	33.3	0	0.0	2	66.7	0	0.0	3	-	-
Year-to-date 2016	0	0.0	2	25.0	4	50.0	2	25.0	0	0.0	8	-	-
Year-to-date 2015	1	5.9	7	41.2	3	17.6	4	23.5	2	11.8	17	-	415,725
Sault Ste. Marie													
Q4 2016	5	62.5	0	0.0	2	25.0	0	0.0	1	12.5	8	-	-
Q4 2015	6	66.7	0	0.0	1	11.1	0	0.0	2	22.2	9	-	327,200
Year-to-date 2016	11	35.5	3	9.7	4	12.9	5	16.1	8	25.8	31	-	450,950
Year-to-date 2015	16	51.6	2	6.5	4	12.9	3	9.7	6	19.4	31	-	359,180

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Fourth Quarter 2016						
Submarket	Q4 2016	Q4 2015	% Change	YTD 2016	YTD 2015	% Change
Greater Sudbury CMA	543,472	451,250	20.4	502,351	444,891	12.9
North Bay	-	-	n/a	-	415,725	n/a
Sault Ste. Marie	-	327,200	n/a	450,950	359,180	25.5

Source: CMHC (Market Absorption Survey)

Figure 5.1a: MLS® Residential Average Price for Greater Sudbury

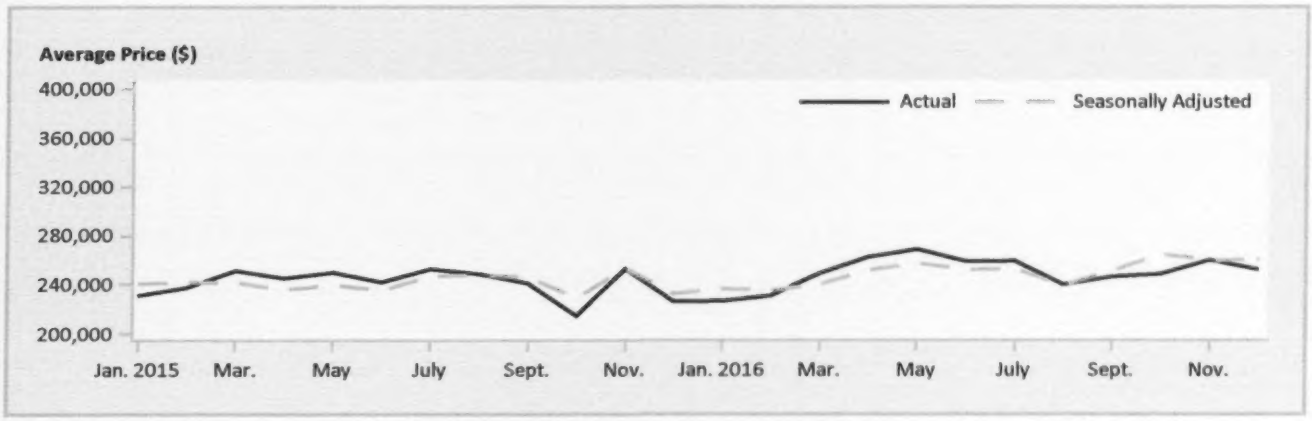


Figure 5.2a: MLS® Residential Sales for Greater Sudbury

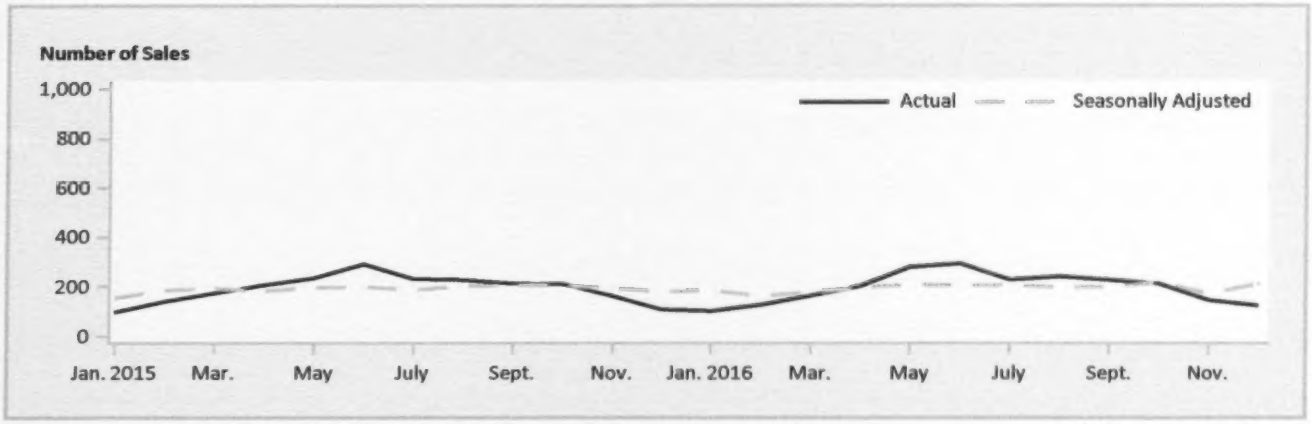
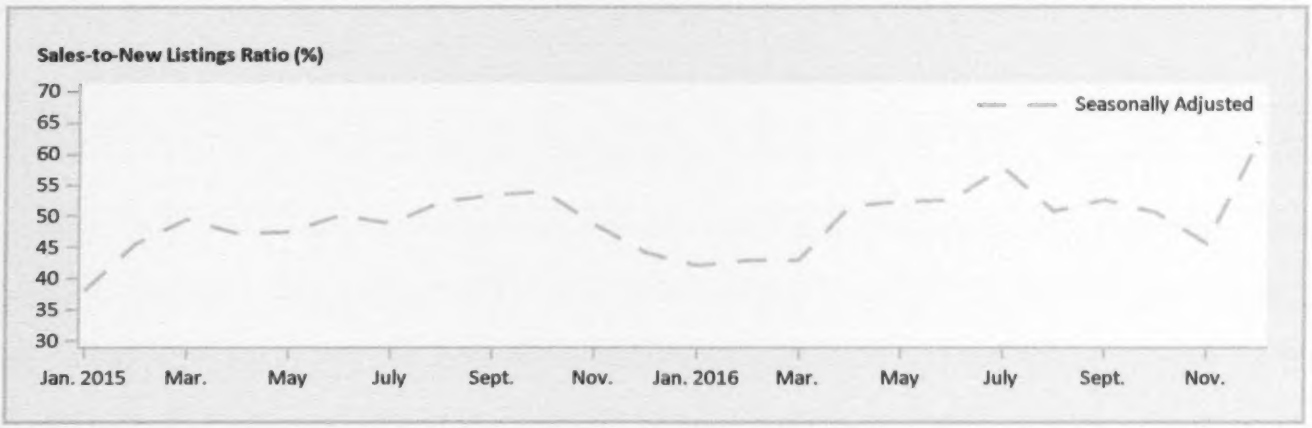


Figure 5.3a: MLS® Residential Sales- to- New Listings Ratio for Greater Sudbury



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Figure 5.1b: MLS® Residential Average Price for Sault Ste. Marie

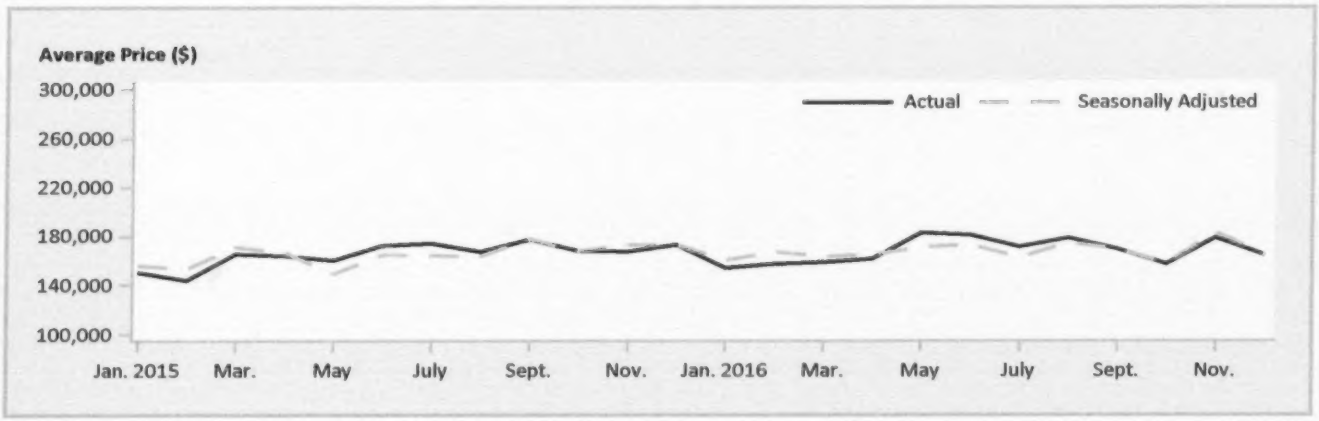


Figure 5.2b: MLS® Residential Sales for Sault Ste. Marie

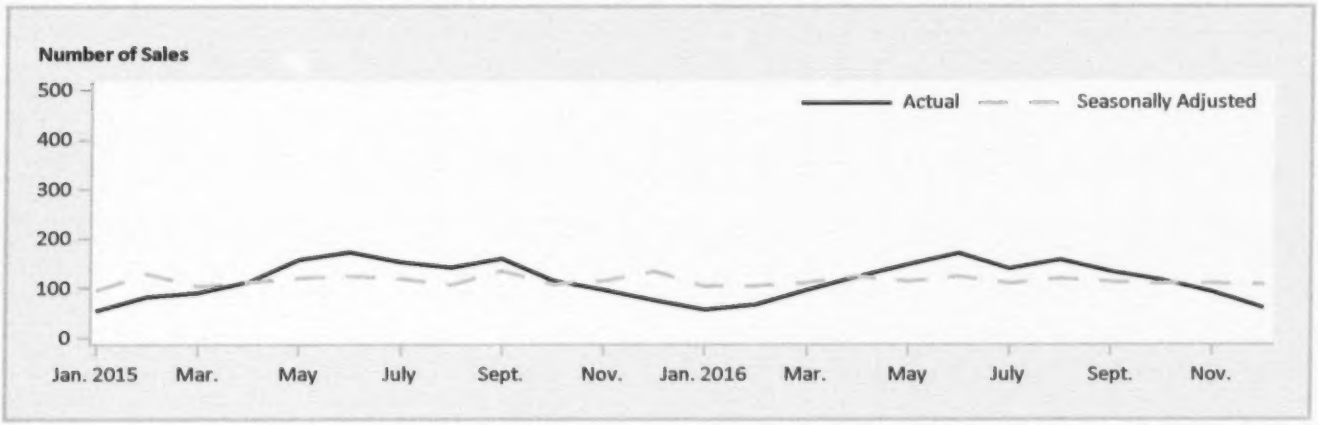
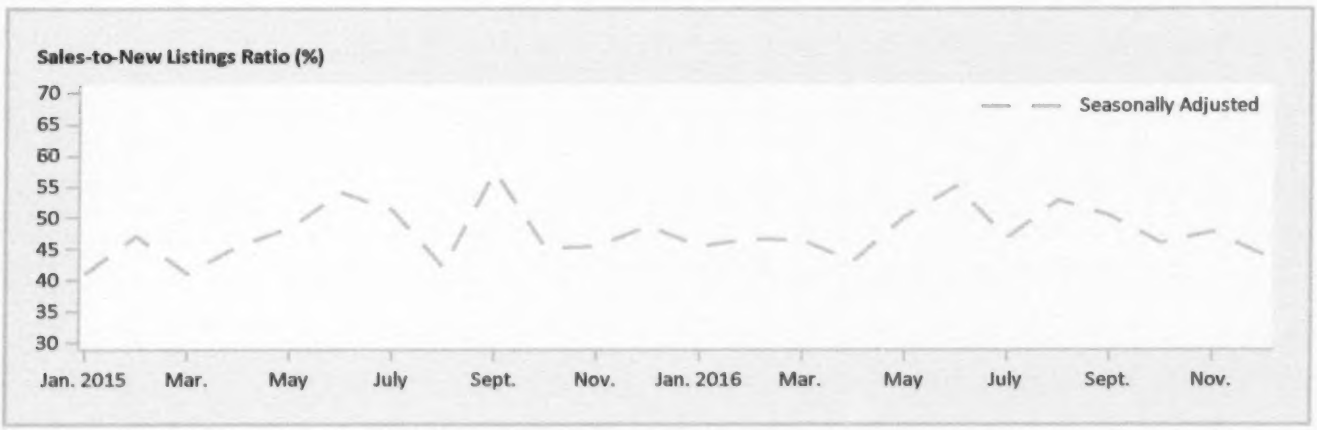


Figure 5.3b: MLS® Residential Sales- to- New Listings Ratio for Sault Ste. Marie



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Source: CREA / Haver Analytics

Figure 5.1c: MLS® Residential Average Price for North Bay

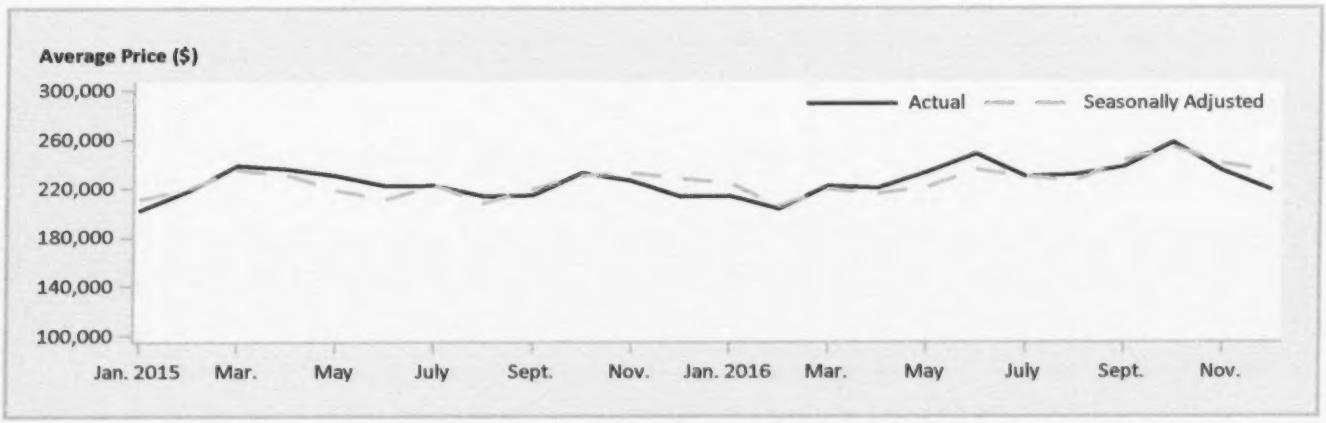


Figure 5.2c: MLS® Residential Sales for North Bay

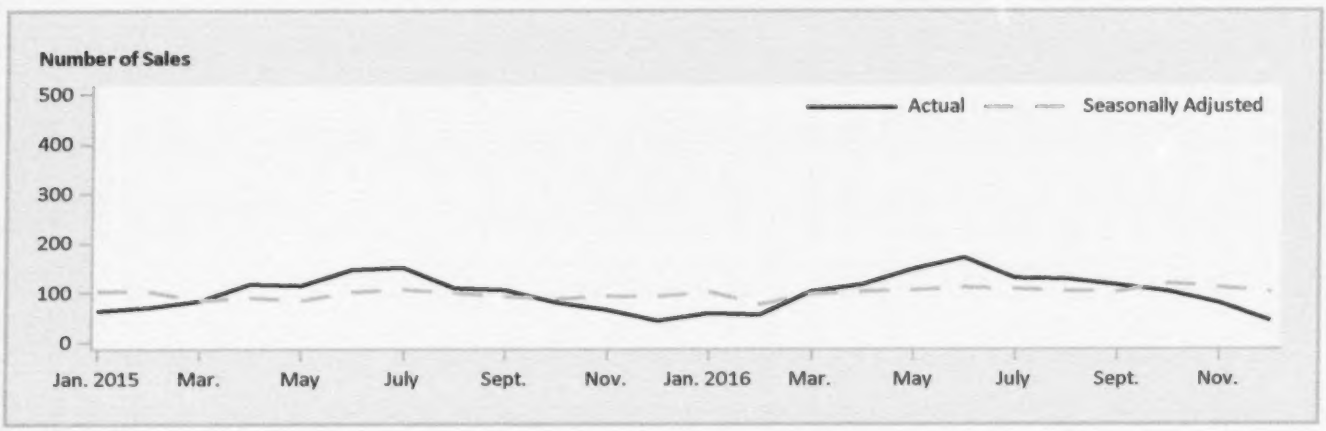
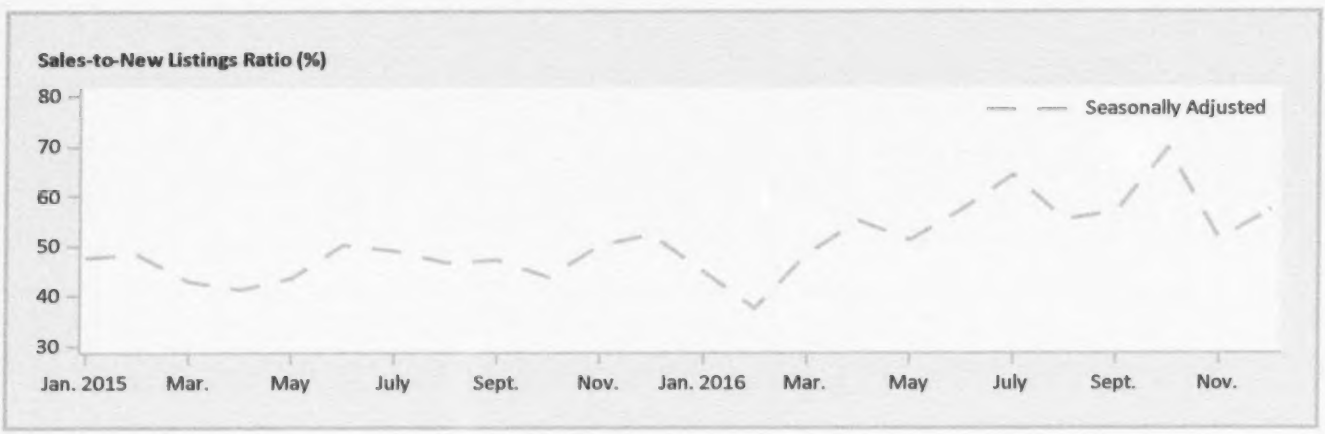


Figure 5.3c: MLS® Residential Sales- to- New Listings Ratio for North Bay



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Source: CREA / Haver Analytics

Figure 5.1d: MLS® Residential Average Price for Timmins

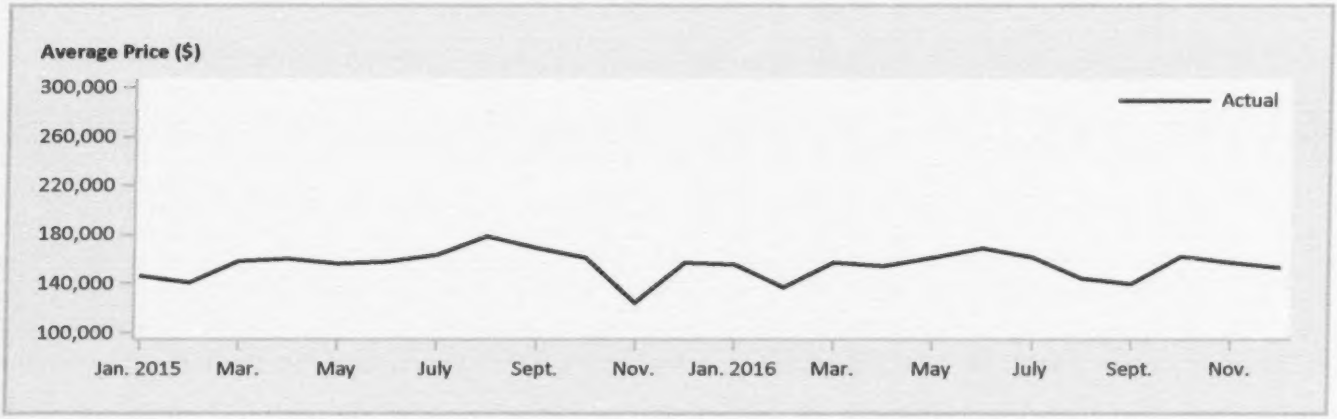


Figure 5.2d: MLS® Residential Sales for Timmins

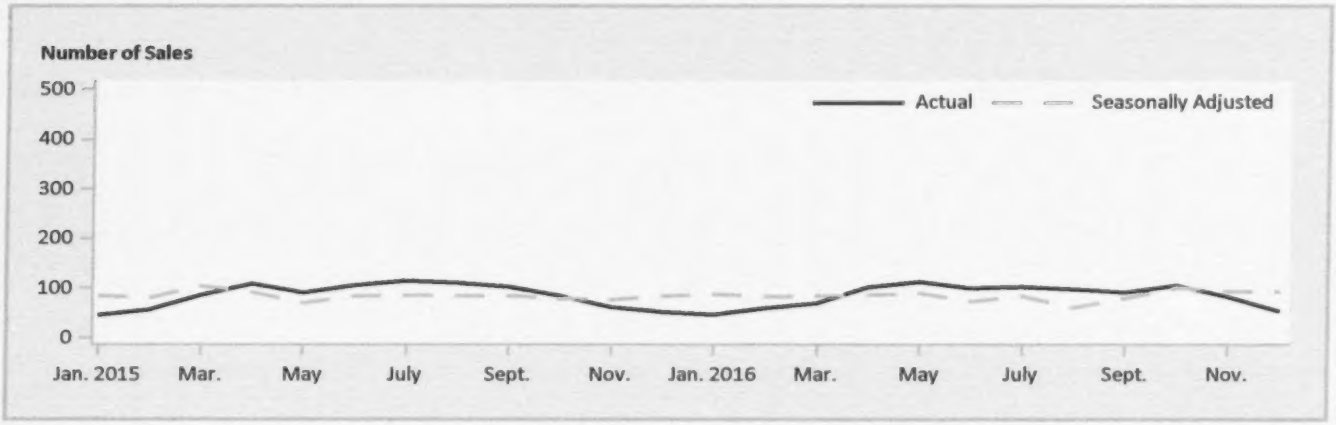
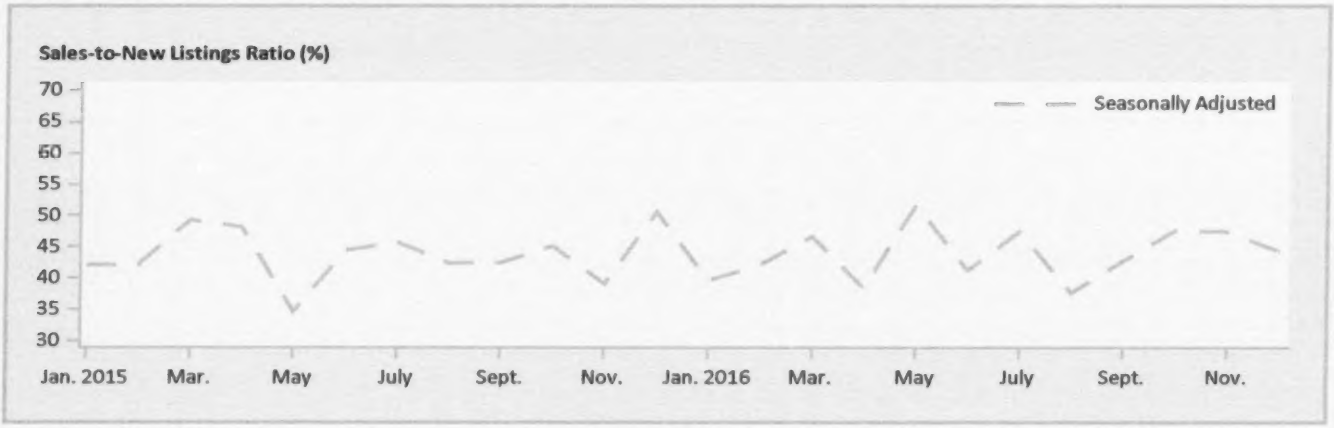


Figure 5.3d: MLS® Residential Sales- to- New Listings Ratio for Timmins



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Source: CREA / Haver Analytics
Note: Seasonally adjusted data of average price are not available at the time of publication.

Table 6: Economic Indicators
Fourth Quarter 2016

		Interest Rates			NHPI, Total Thunder Bay/Greater Sudbury 2007=100	CPI, 2002 =100 (Ontario)	Greater Sudbury Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	108.70	125.30	84.6	5.9	64.3	875
	February	567	2.89	4.74	108.60	126.20	84.4	6.4	64.5	878
	March	567	2.89	4.74	108.60	127.10	84.2	6.5	64.4	877
	April	561	2.89	4.64	108.60	126.90	84.1	6.9	64.6	891
	May	561	2.89	4.64	108.80	127.70	83.8	7.1	64.5	908
	June	561	2.89	4.64	109.00	128.20	84.3	7.3	64.9	926
	July	561	2.89	4.64	109.00	128.40	83.5	7.4	64.5	932
	August	561	2.89	4.64	109.00	128.00	82.8	7.2	63.8	933
	September	561	2.89	4.64	109.00	127.80	81.4	7.3	62.7	922
	October	561	2.89	4.64	109.00	127.90	80.9	7.6	62.4	907
	November	561	3.14	4.64	109.00	127.90	80.1	8.2	62.4	891
	December	561	3.14	4.64	108.80	127.50	79.3	8.4	61.8	895
2016	January	561	3.14	4.64	108.80	127.80	78.7	8.6	61.5	914
	February	561	3.14	4.64	108.80	128.20	79.5	8.3	61.8	919
	March	561	3.14	4.64	108.80	129.00	80.2	8.6	62.5	918
	April	561	3.14	4.64	108.80	129.60	80.6	8.6	63.0	923
	May	561	3.14	4.64	108.70	130.10	80.1	8.7	62.6	930
	June	561	3.14	4.64	108.80	130.40	80.5	8.4	62.7	946
	July	567	3.14	4.74	108.80	130.30	81.4	8.1	63.2	944
	August	567	3.14	4.74	109.20	129.90	82.7	7.8	64.0	952
	September	561	3.14	4.64	109.70	130.10	83.2	7.3	64.0	945
	October	561	3.14	4.64	109.90	130.60	83.8	7.4	64.6	936
	November	561	3.14	4.64	109.90	130.20	83.9	7.5	64.6	935
	December	561	3.14	4.64		130.00	82.7	8.1	64.1	936

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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